

Use Premise	Code	Definition and Content	Permissible Activity
		and playing facilities for students up to V standard.	and Ward Residence (up to 20 sq. m.) Books and Stationery Shop (up to 15 sq m), Soft Drink and Snack Stall. Crèche and Day Care Centre
Secondary School	PS010	A premise having educational and playing facilities for students from VI to X standard. It shall include existing cases of middle school which are up to VIII standard for the purpose of this code.	Secondary, Senior Secondary and Integrated School, Watch and Ward Residence (up to 20 sq m). Book and Stationery and Chemist Shop (up to 15 sq m), Soft Drink and Snack Stall, Canteen, Bank Extension Counter, Auditorium; Indoor Games Hall, Swimming Pool, Post Office Counter Facility.
Senior Secondary School	PS011	A premise having educational and playing facilities for students from VIth to XIIth standard.	
Integrated School	PS012	A premise having educational and playing facilities for students up to XII standard.	
Integrated Residential School	PS013	A premise having educational and playing facilities for students up to XII standard. It shall have boarding facilities for students and may have residence for faculty members.	School and College, Residential Flat (For maintenance staff), Institutional Hostel, Retail Shops of area 15 sq. m. each Confectionery, grocery, and general merchandise, (books and stationery, Chemist, barber, launderer; vegetable); Canteen, Bank Extension Counter, Auditorium, Indoor games Hall, Swimming Pool. Playground Post Office Counter Facility. School and College, Residential Flat (For maintenance staff), Institutional Hostel, Retail Shops of area 15 sq m each Confectionery, grocery, and general merchandise, (books

Use Premise	Code	Definition and Content	Permissible Activity
			and stationery, Chemist, barber, launderer; vegetable); Canteen, Bank Extension Counter, Auditorium, Indoor games Hall, Swimming Pool. Playground Post Office Counter Facility
College	PS014	A premise for higher education affiliated to a university.	Vocational Training Centre. Watch and Ward Residence (up to 20 sq m). Hotel (Only in case of Government Centres), Books and Stationery Shop (up to 15 sq m) Canteen Library
Vocational Training Institute	PS015	A premise with training facilities for short-term courses for discipline, preparatory to the employment in certain profession and trade. It shall be run by public or charitable institution on non-commercial basis. It includes training-cum-work centre	Vocational Training Centre. Watch and Ward Residence (up to 20 sq m). Hotel (Only in case of Government Centres), Books and Stationery Shop (up to 15 sq m) Canteen Library
University	PS016	A premise for higher education as defined by the University Grants Commission or any other competent authority	Colleges, Academic and Administrative Buildings, Residential Flat (For maintenance staff), Institutional Hostel, Faculty and staff Housing, Market, Playgrounds. Residential and related facility area should not be more than 35 percent of the total area.
Barat Ghar	PS017	A premise used for marriage and other social functions and run by public agency.	<i>Baratghar</i> , Soft Drink and Snack Bar (up to 20 sq m)
Social Welfare Centre	PS018	A premise with facilities for welfare and promotion of community development. It shall be run by a public or charitable institution	Social Welfare Centre, Watch and Ward Residence (up to 20 sq m), Canteen Exhibition-cum-Sale

Use Premise	Code	Definition and Content	Permissible Activity
			Counter.
Research and Development Centre	PS019	A premise providing facilities for research and development for any specific field.	Research and Development Centre, Watch and Ward Residence (up to 20 sq m). Residential flat (for maintenance staff), Hostel Canteen Bank Extension Counter: Library Post Office Country Facility.
Library	PS020	A premise having a large collection of books for reading and reference for public or specific class	Library, Watch and Ward Residence (up to 20 sq m), Canteen Exhibition and Art Gallery, Auditorium.
Training Centre	PS021	A premise with facilities for training in any discipline, e.g., Engineering, secretarial, spots, arts etc.	Training Centre, Residential Flat (For maintenance staff), Books and Stationery and Chemist Shops, Retail Shop (up to 5 percent of the built space). Canteen, Bank Extension Counter, Auditorium, Post Office Counter Facility, Hostel (up to 15 percent of the Built space). In case of Sports Training Centre - Indoor and Outdoor Stadium, Swimming Pool; Playground will be permitted
Motor Driving Training Centre	PS022	A premise having facilities for training of driving automobiles.	Motor Driving Training Centre, Watch and Ward Residence (up to 20 sq m), Soft Drink and Snack Stall.
Museum	PS023	A premise with facilities for storage and exhibition of objects illustrating antiques, natural history, art etc.	Museum, Exhibition Centre and Art Gallery, Auditorium and Open-Air Theatre, Watch and Ward Residence
Exhibition Centre and Art Gallery	PS024	A premise with facilities for exhibition and display of paintings, photograph,	(Up to 20 sq m), Canteen.

Use Premise	Code	Definition and Content	Permissible Activity
		sculptures, murals, ceramics, handicrafts, or products of a specific class.	
Auditorium	PS025	A premise having an enclosed space to seat audience and stage for various performances like concerts, play, music, recitals, functions etc.	
Open Air Theatre	PS026	A premise having facilities for audience seating and a stage for performance and open to sky.	
Community Hall	PS027	A premise having an enclosed space for various social and cultural activities of neighbourhood.	Community Hall, Watch and Ward Residence (up to 20 sq m), Soft Drink and Snack Stall.
Fair Grounds	PS028	A premise having facilities for exhibition and display and other cultural activities for a group of participants.	Community Hall, Watch and Ward Residence (up to 20 sq m), Soft Drink and Snack Stall, Public toilet facility.
Social and Cultural Institute	PS029	A premise with facilities for activities of sociocultural nature runs by a public, voluntary or individual on primarily non-commercial basis.	Fair Ground, Residential Flat (For maintenance staff). Exhibition Centre (Temporary in nature), Restaurant, Soft Drink and Snack Stall, Post Office, Fire Post, Bank Extension Counter Facility, Post Office Counter Facility. Cultural and Information Centre Cultural and Information, Watch and Ward Residence (up to 20 sq m), Hostel, Canteen, Bank, Extension Counter Facility; Auditorium (up to 500 seating capacity). Liberty, Exhibition and Art Gallery.
Religious	PS030	A premise dedicated to accommodation and service nature. It may have different nomenclature in different religion like temple (all	Social and Cultural Institute, Watch and Ward Residence (up to 20 sq m), Soft Drink and Snack Stall, Restaurant,

Use Premise	Code	Definition and Content	Permissible Activity
		faiths), mosque, church, of God or other objects of religious Gurudwara, synagogue, ashram, bathing ghat, gaushala.	Canteen; Bank Extension Counter Facility, Auditorium, Library Music: Dance and Drama Training Centre, Museum, Exhibition Centre, and Art Gallery.
Yoga Meditation, Spiritual and Religious Discourse Centre	PS031	A premise having facilities for self-attainment, achieving higher quality of mind and body, spiritual and religious discourse etc.	Temple, Mosque, Church, Gurdwara, Synagogue, Ashram, Bathing Ghat, Gaushala, Dargah, Charitable Dispensary, Library.
Police Post	PS032	A premise having facilities for a local police post of a temporary nature or on smaller scale as compared to a police station.	Yoga Centre, Meditation, Spiritual and Religious Discourse Centre. Watch and Ward Residence (up to 20 sq m) Hostel, Soft Drink and Snack Stall.
Police Station	PS033	A premise having facilities for the offices of local police post	Police Post, essential staff housing.
Disaster Management Centre	PS034	A premise having facility of disaster emergency backup, hospital facility, training centre for disaster preparedness, wireless communication etc.	Public Station, essential staff housing
Fire Station	PS035	A premise with facilities for fire fighting for a catchment area assigned to it. It may include residence of essential staff.	
Post Office	PS036	A premise with facilities for postal communication for use by the public.	Fire Station, Residential Flat (For maintenance staff). Hostel (For employees), Service Workshop.
Telephone Exchange	PS037	A premise having facilities for central operation of telephone system for a designated area.	Post and Telegraph Office and General Post Office, Watch and Ward Residence (up to 20 sq m.), Canteen
Radio and Television Station	PS038	A premise with facilities for recording, broadcast and transmission of news and other programmes through the respective medium. It	Telephone Exchange, Watch and Ward Residence (up to 20 sq m), Canteen.

Use Premise	Code	Definition and Content	Permissible Activity
		may include some hostel accommodation for guest artist, transmission facilities like towers.	
Transmission Tower and Wireless Station	PS039	A premise used for installation of a tower for communication purposes.	Radio and Television Station, Watch and Ward Residence (up to 20 sq m), Hostel, Canteen, Library.
Gas Godown	PS040	A premise where cylinders of cooking gas or other gas are stored.	Transmission Tower, Watch and Ward Residence (up to 20 sq m) Canteen,
Oil Depot	PS041	A premise for storage of petroleum products with all related facilities.	Gas Godown, Watch and Ward Residence (up to 20 sq m) Caretaker Office.
Government Office	PS042	A premise used for the offices of Union Government, State Government, Local Government and Public Sector Undertaking	Oil and Gas Depot, Residential Flat (Watch and Ward and maintenance staff only), Administrative, Office.
Burial Ground	PS043	A premise with facilities for burying of dead bodies.	Burial Ground, Cremation Ground Cemetery and Crematorium, retail shops of Wood, flowers, and related materials, Watch and Ward Residence (up to 20 sq m). Facility for registration of deaths, sheds for performing rituals, drinking water, parking
Cremation Ground	PS044	A premise with facilities of performing last rites of dead bodies by burning.	
Cemetery	PS045	A premise with facilities for burying of dead bodies by Christian community.	
Electric Crematorium	PS046	A premise with facilities for disposing off the deal body in an electric furnace.	
Recreational			
Park	P001	A premise used for recreational leisure activities. It may have on it related landscaping, parking facilities, public toilet, fencing etc. It will include synonyms like lawn, open space, green	Park, Soft Drink and Snack Stall (up to 15 sq m)

Use Premise	Code	Definition and Content	Permissible Activity
		etc.	
Playground	P002	A premise used for outdoor games. It may have on it landscaping, parking facilities, public toilet, etc.	Playground, soft drink, and snack stall (up to 15 sq m)
Sports Complex	P003	A premise for one or many outdoor and indoor games with related facilities. This may include pavilion building and stadium structure to seat spectators including related facilities for players.	Outdoor Stadium, Indoor Stadium and Shooting Range, Indoor Games Hall Stadium, Local Government Office (for Maintenance), Watch and Ward Residence (up to 20 sq m), Residential Flat (For maintenance staff). Retail Shop, Restaurant. Soft Drink and Snack Stall (up to 50 sq m)
Recreational Club	P004	A premise used for gathering of group of persons for social and recreational purposes with all related facilities.	Recreational Club, Watch and Ward Residence (up to 20 sq m), Residential Flat (For maintenance staff). Swimming Pool, Indoor and Outdoor Games Facilities
Zoological Garden Aquarium	P005	A premise in the form of a garden with plantation for research and exhibition.	Zoological and Botanical Garden, Bird Sanctuary, Watch and Ward Residence (up to 20 sq m), Residential Flat For maintenance staff). Retail Shop, Restaurant.
Bird Sanctuary	P006	A premise in the form of large park or forest for preservation and breeding of birds with all related facilities.	
Botanical Garden	P007	A premise in the form of a garden with planation for research and exhibition.	
Specialised Park / Ground wonder land etc.	P008	A premise having a park or ground for a designated use like public meeting grounds, fun park,	Public Meeting Ground, Public Address Podium, Soft Drink and Snack Staff.
Camping Site	P009	A premise for short duration stays, for recreational or leisure purpose, of a family located within a tourist and /or recreational centre.	Picnic huts

Use Premise	Code	Definition and Content	Permissible Activity
Transportation			
Bus Terminal, Truck Terminal, Railway station	T001	A premise used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.	Bus terminal/Truck Terminal/Railway station Administrative Office, Booking Offices, passenger accommodation facilities and essential staff Residence (residential component not more than 15 percent of the built space), , Soft Drink and Snack Stall ,Shops, Other Offices (commercial space not more than 5 percent of the built space)
Bus Depot	T002	A premise used by a public transport agency or any other such agency for parking, maintenance, and repair of buses. This may or may not include a workshop	Bus Depot, Workshop, Administrative Office Watch and Ward Residence (up to 20 sq m), Soft Drink and Snack Stall, Shops, Other Offices (not more than 5 percent of the built space)
Parking	T003	A premise used for parking of vehicles. The public parking lots may be run on commercial or non-commercial basis.	Parking
Taxi and Three-Wheeler Stand	T004	A premise to be used for parking of intermediate public transport vehicles run on commercial basis	Taxi and Three Stand.
Petrol filling station	P001	A premise to be used for filling petrol, and gas in vehicles and electric plugs for charging batteries of vehicles. This would also include shops selling groceries.	All public and private vehicles on payment.
CNG filling station	P002		
EV charging station	P003		
Utilities			
Overhead Tank	U001	A premise having an overhead tank of storage and	Overhead Tank

Use Premise	Code	Definition and Content	Permissible Activity
		supply of water to its neighbouring areas. It may or may not include a pump house	
Underground Tank	U002	A premise having an underground tank for storage and supply of water to its neighbouring areas. It may or may not include a pump house.	Underground Tank
Water Treatment Facility	U003	A premise having mechanism for drawing, treatment, and distribution of water	Treatment Plant, Office, Watch and Ward Residence (not more than 15 sq m)
Sewage Treatment Facility	U004	A premise having mechanism for collection of sewerage, treatment, and its consequent disposal.	Treatment Plant, Office, Watch and Ward Residence (not more than 15 sq m)
Sewerage Pumping Station	U005	A premise with a pumping station used for pumping sewerage on to a higher gradient.	Pumping station
Public Toilet	U006	A premise having latrine and urinals for use of public. It may or may not include drinking water facility.	Toilet
Electric Sub-station	U007	A premise having electrical installation and transformer for distribution of power.	Sub-station, Office, Watch and Ward Residence (not more than 15 sq m)
Dhallao and Dustbin	U008	A premise used for collection of garbage for its onwards transportation to waste management facility	Community bin and Dustbin
Dhobi Ghat	U009	A premise used for cleaning and drying of cloths/linen by washer man.	Place for washing, temporary structure for storage, drying
Integrated Waste Management Facility	U010	A premise used for waste segregation, treatment and storing.	Place for waste segregation, storage and treatment, shop for sale of bio-manure, other recycled products,
Green area, Agriculture and Water Bodies			
Orchard/ Plantation	A001	A premise with a thick growth of fruit or other trees.	Orchard, Watch and Ward and Maintenance

Use Premise	Code	Definition and Content	Permissible Activity
		It may also include garden with fruit trees.	Staff Residence (up to 20 sq m).
Plant Nursery	A002	A premise with facilities for rearing and sale of young plants.	Nursery, Watch and Ward Residence (up to 20 sq m) All Structures shall be temporary in nature.
Forest	A003	A premise with thick natural flora which may have part natural flora and part man-made flora defined by any statutory body (local, state, or central) as forest. Area notified under The Forest Act	Forest
Dairy Farm	A004	A premise with facilities for rearing and processing of dairy products. It may have temporary structure of sheds of animals and birds.	Dairy Farm, Watch and Ward Residence (up to 20 sq m) All Structure shall be temporary in nature.
Poultry Farm	A005	A premise with facilities for rearing and processing of dairy products. It may have temporary structure for sheds of birds	Poultry Farm, Watch and Ward Residence (up to 20 sq m) All Structure shall be temporary in nature.
Piggery	A006	A premise with facilities for rearing and processing of piggery products. It may have temporary structure for sheds pigs.	Piggery Shed, Watch and Ward Residence (up to 20 sq m); All structures shall be temporary in nature.
Rural Centre	A007	A premise having facilities for different functions for a certain number of villages it caters to.	Rural Centre, Retail Shop, Repair Shop, Personnel Service Shop, Weekly Market, Bank, Commercial Office, Cinema, Restaurant, Local Government Office, Dispensary, Clinic Clinical Laboratory, Hospital, Senior Secondary School, Library, Community Hall, Police Post, Fire Post, Post Office.

Table 23.3: Permissibility of Use Premises in Various Zones

Use Premise	Code	R1	R2	R3	C1	C2	M1	PS	P
Residential									
Residential Plot	R001	P	P	P	P*	NP	NP	NP	NP
Residence -cum-work Plot	R002	P	P	P	P*	NP	NP	NP	NP
Residential Plot-Group Housing	R003	NP	NP	P	P*	NP	NP	NP	NP
Hostel	R004	NP	P*	P	P	P*	P*	P	NP
Orphanage	R005	NP	P*	P	P	NP	NP	P	NP
Dharamshala	R006	NP	P*	P	P	P*	P*	NP	NP
Night Shelter	R007	NP	P*	P	P	P	P	P	NP
Guest House	R008	NP	P*	P	P	P*	NP	NP	NP
Commercial									
Retail Shop	C001	P	P	P	P	P	P	P	NP
Repair Shop	C002	P	P	P	P	P	P	P	NP
Personal Service Shop	C003	P	P	P	P	P	P	P	NP
Vending Booth	C004	P	P	P	P	P	P	P	NP
Shopping Centre/Market Area	C005	P**	P**	P**	P	NP	NP	NP	NP
Weekly Market / Informal Sector Unit	C006	P*	P*	P*	P	P	P*	NP	NP
Informal Unit	C007	P	P	P	P	P	P	P	NP
Wholesale Market	C008	NP	NP	NP	NP	P	P*	NP	NP
Storage, Godowns and Warehousing	C009	NP	NP	NP	NP	P	P	NP	NP
Cold Storage	C010	NP	NP	NP	NP	P	P	NP	NP
Commercial Office	C011	NP	NP	P*	P	P*	P*	NP	NP
Bank	C012	P*	P*	P	P	P	P	P*	NP
Motor Garage and Workshop	C013	NP	NP	NP	P*	P	P	NP	NP
Cinema	C014	NP	NP	NP	P	NP	NP	NP	NP
Petrol Pump	C015	P*	P*	P*	P*	P*	P*	P*	NP
Restaurant	C016	NP	NP	P*	P	P	P*	NP	NP
Hotel	C017	NP	NP	NP	P	P*	P*	NP	NP
Junk Yard	C018	NP	NP	NP	P*	P	P	NP	NP
Manufacturing									

Use Premise	Code	R1	R2	R3	C1	C2	M1	PS	P
Industrial Plot	M001	NP	NP	NP	NP	P*	P	NP	N P
Public and Semi-Public									
Hospital	PS001	NP	NP	NP	P	P	NP	P	NP
Health Centre	PS002	P	P	P	P	P	P	P	NP
Nursing Home	PS003	P	P	P	P	P	P	P	NP
Dispensary	PS004	P	P	P	P	P	P	P	NP
Clinic	PS005	P	P	P	P	P	P	P	NP
Clinical Laboratory/ Diagnostic Laboratory	PS006	P	P	P	P	P	P	P	NP
Crèche and Day Care Centre	PS007	P	P	P	P	P	P	P	NP
Nursery and Kindergarten School	PS008	P	P	P	NP	NP	NP	P	NP
Primary School	PS009	P	P	P	NP	NP	NP	P	NP
Secondary School	PS010	P	P	P	NP	NP	NP	P	NP
Senior Secondary School	PS011	P	P	P	NP	NP	NP	P	NP
Integrated School	PS012	P	P	P	NP	NP	NP	P	NP
Integrated Residential School	PS013	NP	NP	NP	NP	NP	NP	P	NP
College	PS014	NP	NP	NP	NP	NP	NP	P	NP
Vocational Training Institute	PS015	NP	NP	NP	NP	P	P	P	NP
University	PS016	NP	NP	NP	NP	NP	NP	P	NP
Barat Ghar	PS017	NP	P*	P	P	P	NP	NP	NP
Social Welfare Centre	PS018	NP	NP	NP	NP	NP	NP	P	NP
Research and Development Centre	PS019	NP	NP	NP	NP	NP	NP	P	NP
Library	PS020	P	P	P	P	P	P	P	NP
Training Centre	PS021	NP	NP	NP	P	P	P	P	NP
Motor Driving Training Centre	PS022	NP	NP	NP	P	NP	P	P	NP
Museum	PS023	NP	NP	NP	NP	NP	NP	P	NP
Exhibition Centre and Art Gallery	PS024	NP	NP	NP	NP	NP	NP	P	NP
Auditorium	PS025	NP	NP	NP	P	NP	NP	P	NP
Open Air Theatre	PS026	NP	NP	NP	P	NP	NP	P	NP
Community Hall	PS027	P	P	P	P	P	P	P	NP
Fair Grounds	PS028	NP	NP	NP	NP	NP	NP	P	P

Use Premise	Code	R1	R2	R3	C1	C2	M1	PS	P
Social and Cultural Institute	PS029	NP	NP	NP	NP	NP	NP	P	NP
Religious	PS030	P	P	P	P	P	P	P	NP
Yoga Meditation, Spiritual and Religious Discourse Centre	PS031	P	P	P	P	P	P	P	NP
Police Post	PS032	P	P	P	P	P	P	P	NP
Police Station	PS033	NP	NP	NP	P	P	P	P	NP
Disaster Management Centre	PS034	NP	NP	NP	P	P	P	P	NP
Fire Station	PS035	NP	NP	NP	P	P	P	P	NP
Post Office	PS036	NP	NP	P	P	P	P	P	NP
Telephone Exchange	PS037	NP	NP	NP	P	P	P	P	NP
Radio and Television Station	PS038	NP	NP	NP	P	P	P	P	NP
Transmission Tower and Wireless Station	PS039	NP	NP	NP	P	P	P	P	NP
Gas Godown	PS040	NP	NP	NP	NP	P	P	NP	NP
Oil Depot	PS041	NP	NP	NP	NP	NP	P*	NP	NP
Government Office	PS042	NP	NP	P*	P	P	P	P	NP
Burial Ground	PS043	NP	NP	NP	NP	NP	NP	P	NP
Cremation Ground	PS044	NP	NP	NP	NP	NP	NP	P	NP
Cemetery	PS045	NP	NP	NP	NP	NP	NP	P	NP
Electric Crematorium	PS046	NP	NP	NP	NP	NP	NP	P	NP
Recreation									
Park	P001	P	P	P	P	P	P	P	P
Playground	P002	P	P	P	P	P	P	P	P
Sports Complex	P003	P	P	P	P	P	P	P	P
Recreational Club	P004	P	P	P	P	P	P	P	P
Zoological Garden Aquarium	P005	NP	NP	NP	NP	NP	NP	P*	P
Bird Sanctuary	P006	NP	NP	NP	NP	NP	NP	P*	P
Botanical Garden	P007	NP	NP	NP	NP	NP	NP	P*	P
Specialized Park, Ground wonder land, etc.	P008	NP	NP	NP	NP	NP	NP	P*	P
Camping Site	P009	NP	NP	NP	NP	NP	NP	P*	P
Transportation									
Parking	T003	P	P	P	P	P	P	P	P

Use Premise	Code	R1	R2	R3	C1	C2	M1	PS	P
Taxi and Three Wheeler Stand	T004	P	P	P	P	P	P	P	P
Utilities									
Overhead Tank	U001	P	P	P	P	P	P	P	P
Underground Tank	U002	P	P	P	P	P	P	P	P
Public Toilet	U006	P	P	P	P	P	P	P	P
Electric Sub-station	U007	P	P	P	P	P	P	P	P
<i>Dhallao</i> and Dustbin	U008	P	P	P	P	P	P	P	P
Dhobi Ghat	U009	NP	P*	P*	P*	P	P	NP	N P

Note: P* Special permission needed after ascertaining the scale, impact, and long-term implications of activity in the area

Note: P** Neighbourhood level shopping area only to be permitted. Burial Ground, Cremation Ground, Cemetery and Electric Crematorium can also be permitted in Use Category "Agriculture and Water Bodies". Use premises not covered in the table are permitted in their use zone only. Premises in different use zones can be added as per the requirements of the town.

23.4 Development Control Rules and Regulations

23.4.1 Residential Premises

Front setback for residential development for all types of building 5 metres, side setback is 3 meter and rear setback is 4 metres for any individual plot unless it is specified. Minimum size of the residential plots shall be 50 sq m. The permissible maximum covered area on the ground floor and FAR shall in no case be less than permissible covered areas and FAR for the largest size of the plot in the lower category. In case the house is built on stilts and no construction is undertaken on the ground floor, this will not be counted towards the FAR. The mezzanine if constructed shall be counted in the FAR. The resident of the premise shall be permitted to use part of the residence to the maximum of 25 per cent or 50 sq m, whichever is less for a non-residential but non-nuisance activity, which is for rendering services based on his/her professional skills.

The retail trade and household industry on ground floor to the maximum extent of 30 sq m) shall be permitted in zone R1 (see Table 23.4).

Table 23.4: Plotted Housing Regulations

Sl. No.	Area of the plot (sq m)	Maximum Ground Coverage in Percent	Floor Area Ratio (FAR)	Maximum Height in Meters
1.	<100	70	150	11
2.	100-250	60	125	11
3.	251-500	50	100	11
4.	501-1,000	40	100	11
5.	Above 1,000	30	80	11

Note: FAR: Floor Area Ratio is the ratio of total covered area divided by the total plot area multiplied by 100.

23.4.2 Group Housing

The density permissible shall be as per the gross residential density indicated in the land use plan in which the group housing is located with variation of 15 per cent on either side. The net housing density permissible shall be 40 dwelling units per ha with variation of 5 per cent on either side. Group housing plot shall be sited along streets not less than 18 m RoW.

Table 23.5: Group Housing Regulations

Minimum Plot size	3,000 sq m
Maximum GC	33.5 percent
Maximum FAR	1.33
Maximum height	13 m

23.4.3 Regulations for Other Premises

Other premises like hostels, guest house, boarding and lodging houses, and dharmshalas, barat ghar, night shelter require a separate set of regulations (see Table 23.6).

Table 23.6: Regulations for Other Premises

Sl.No.	Use Premises	Maximum Ground Coverage Per Cent	Maximum FAR	Maximum Height in Meters
1.	Hostel	33.5	100	15
2.	Guest House, Boarding and Lodging House on a maximum plot of 2,000 sq m	33.5	75	15
3.	Dharamshala, Barat Ghar, Night Shelter with	33.5	75	15

	maximum plot of 1,000 sq m			
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Note: Parking norm is proposed to be 1 ECS per 100 sq m of built area. Minimum right of way of access road shall be 18 meters.

23.4.4 Commercial Premises

Table 23.7 makes proposals about regulations for commercial premises. Some of the buildings in community centre as well as city centre will be permitted for heights greater than specified as a part of detailed schemes of the government to achieve the desired urban form.

Minimum plot side of any commercial use plot will be 100 sq m with minimum front setback 3 m, side setback one metre and rear setback 3 metre.

Table 23.7: Regulations for Commercial Premises

Sl. No.	Type of Commercial Premises	Maximum Ground Coverage Percent	Maximum FAR	Maximum Height (m)	Parking in ECS per 100 sq m built space
1.	Retail Shop, Repair Shop, Service Shop	70	70	9	2.0
2.	Convenience, Local shopping centre	40	60	9	2.0
3.	Town market	30	150	15	2.5
4.	Wholesale trade, warehousing	20	60	15	2.5

23.4.5 Petrol Pumps and Service Stations

Minimum distance from the road intersections shall be 100 meters. Petrol pumps shall be provided only along major roads having right of way of 24 meter or more. Minimum lot size, if it is only a filling station shall be 30 m by 17 m and if it is a filling cum service station, the minimum size shall be 36 m by 30 m and maximum shall be 45 m by 33 m. Frontage of the plots should not be kept less than 30 m and longer side of the plot should be the frontage.

23.4.6 Hotels

If hotels are located in commercial are, we propose to have the maximum ground coverage of 30 per cent, maximum FAR of 1.50 and a maximum height of 15 meters. Five per cent of the FAR can be used for commercial space related to hotel functions and such spaces shall be confined to the ground floor of the hotel building. Basement below the ground floor to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in the FAR.

23.4.7 Industrial Premises

Minimum size for the industrial plot shall be 200 sq m with GC, FAR and height restriction for various plots size plots shall be as per the provisions made in Table 23.8. Minimum front setback 6m, side setback, 3 m and rear setback 6 m for light industry and 9 m front setback, 4.5 m side setback and 6 m for rear setback for medium industry.

Table 23.8: Regulations for Industrial Plots

Sl. No	Plot size in sqm	Maximum Ground Coverage in Per Cent	Maximum FAR	Maximum height in Meters
1.	200-400	60	75	9
2.	400-2,000	50	70	9
3.	2,000-12,000	45	70	9
4.	Above 12,000	40	70	9

Basement below the ground floor shall be allowed to the maximum extent of ground coverage and if used for parking and services should not be counted in FAR.

23.4.8 Public and Semi-Public Use Premises

A separate set of regulations are proposed for the development of public and semi-public facilities (**see** Table 23.9). For public and semi-public development minimum front setback 6 m, side setback and rear setback 3 m.

Table 23.9: Regulations for Public and Semi-public

Sl. No.	Use Premises	Maximum Ground Coverage in Per Cent	Maximum FAR	Maximum Height in Meters
1.	Government Office	30	125	15
2.	Hospital	30	125	15
3.	Health Centre and Nursing Home	30	100	15
4.	Nursery school	30	60	08
5.	Primary school	35	80	08
6.	Higher Secondary School or Integrated School	30	100	15
7.	Degree college	25	125	15
8.	Socio-culture facilities centre	25	100	15
9	Auditorium and Community Hall	35	100	15
10.	Religious Premises	35	70	08
11.	Police Post	35	70	15
12.	Police station, fire post, fire station, post and telegraph office, and head post office	25	100	15
13.	Other public and semi-public premises	25	100	15
14.	Fair Grounds	05	05	05

Area under residential campus shall not exceed 35 percent of the total area allocated for an institution.

23.4.9 Recreational Premises

Table 23.10: Regulations for Recreational Premises

Sl.No.	Use Premises	Maximum Ground Coverage in Per Cent	Maximum FAR
1.	Parks and Playgrounds	05	05
2.	Sports Complex	20	80

23.4.10 Traffic and Transportation

Bus terminal, bus depot and railway station will have maximum ground coverage of 30 per cent and a maximum FAR of 100.

All residential development will have car parking requirement of minimum one equivalent car spaces (ECS) for 100 sq m of developed area. Commercial and public and semipublic area will have minimum requirement of two ECS for 100 sq m developed area.

Annexures

Annexure I: Household Survey Proforma

Name of Surveyor	District	Town	Locality/Ward

1. Household Characteristics

Sl.No.	Relationship with Respondent	Gender	Age	Education	Occupation	Income in INR
1.						
2.						
3.						
4.						

2. Vehicle Ownership Status

Cycle	Two-wheelers	Cars	Others

3. Where do you park your vehicles?

- Within premises
- On-street
- Designated Parking area
- Others (please specify)

4. Type of household

- Joint
- Nuclear
- Others (please specify)

5. Housing typology

- Detached
- Semi-detached
- Others (please specify)

6. How many habitable rooms are there? _____

7. What is the age of your house?

- Less than 5 years
- 5-20 years
- 20-50 years
- 50 years and above

8. Roofing material of the house

- Concrete slab
- Tin
- Thatched roof
- Others (please specify)

9. Wall material of the house

- Brick
- Wooden frame and thatch
- Tin sheet
- Others (please specify)

10. Household falls in which category?

- Economically Weaker Section (Yearly income less than 3 lakh)
- Low Income Group (Yearly income between 3 lakh and 6 lakh)
- Middle Income Group (Yearly income between 6 lakh and 12 lakh)
- High Income Group (Yearly income more than 12 lakh)

11. What is the ownership status of your house?

- Owned
- Rented
- Others (please specify)

12. If rented, what is the monthly rent in INR? _____

13. Do you own a shop in the premises of your house?

- Yes
- No

14. If yes, please specify. _____

15. Total monthly household expenditure _____

16. Is there anyone who did vocational course and skill training for getting employment?

Member	Course	Employed (Yes/No)

17. From where do you get drinking water in your house?

- Tap water
- Well
- Community tap
- Pond
- Hand pump
- Others (please specify)

18. Have you been using RO system in your house?

- Yes
- No

19. Is there any interruption of water supply during the rainy or summer season?

- Yes
- No

20. If yes, for how long? _____

21. What is your average monthly water supply bill in INR? _____

22. Average hours of water supply in a day? _____

23. Do you have a toilet in your house?

- Yes
- No
- Of no, please specify how do you defecate

24. If yes, where is the toilet located?

- Within premises
- Near premises
- Away from premises

25. Is your house connected with?

- Sewerage Network
- Septic Tank

- Others (please specify)

26. Who provides cleaning services of the septic tank?

- Municipality
- Private
- Self
- Others (please specify)

27. What is the average charges for one time cleaning for septic tank service in INR?

28. Do you have door to door collection of solid waste?

- Yes
- No

29. Who is responsible for the collection of solid waste?

- Municipality
- Private
- Others (please specify)

30. What are the average solid waste collection charges per month? _____

31. Is your house connected to a drainage system?

- Yes
- No

32. Is there any problem of water logging?

- Yes
- No

33. If yes, please explain. _____

34. Do you have electricity connection in your house?

- Yes
- No

35. What is the frequency of power cuts, if any?

- Rarely
- Once a week
- Twice a week
- Everyday
- Others (please specify)

36. What is the average monthly electricity bill in INR? _____

37. Have you installed solar panels?

- Yes
- No

38. Social Infrastructure Facilities:

Type of facility	Availability (Yes/No)	Name	Distance	Status	Major issues in accessing
Primary School					
Secondary School					
Higher Education Degree College					
Professional Course College					
Shopping Centre					
Local Shopping Centre					
Health Clinic					
Dispensary					
Primary Health Centre					
Allopathic Hospital					
Parks					
Playground					

Type of facility	Availability (Yes/No)	Name	Distance	Status	Major issues in accessing
Library					
Theatre					
Community Hall					
Religious Facilities					
Post Office					

39. Observation Survey: Any mixed use development in the area.

- Commercial
- Industrial
- Institutional
- Others (please specify)

40. Type of development

- Planned
- Unplanned
- Organic
- Slum

41. Condition of house

- Kuchha
- Pucca
- Dilapidated

42. If you have agricultural land, what kind of crops are you growing?

Rabi	Kharif	Others

43. Do you have livestock?

- Yes
- No

44. If yes, please explain.

Type	Number

45. Is your house affected by any natural disaster?

- Yes
- No

46. If yes, which one?

- Floods
- Windstorm
- Earthquake
- Others (please specify)

47. What is the level of destruction in your area due to past disasters?

- Low
- Moderate
- High

48. For how long basic infrastructure like water supply, power, etc. remain disrupted after such disasters? _____

49. Have you been facing any other planning and development issue not discussed above? _____

Annexure II: Commercial Survey Proforma

1. Name of Market _____

2. Type of Market

- Formal
- Informal

3. Type of Commodity

- Vegetables
- Grocery
- Multipurpose shops
- Others (please specify)

4. Stakeholder

- Seller
- Customer

5. Type of Stall

- Permanent
- Temporary
- Temporary but fixed location

6. Licensed/Registered with Municipal Board

- Yes
- No

7. Storage space or godown available

- Yes
- No

8. Facilities at market

Type of facility	Available	Distance	Quality (Remarks)
Water points			
Toilets			
Parking for vehicles			

9. Garbage disposal practice

- Dispose nearby
- Nearby Municipal bin
- Collection vehicle from Municipal Board

10. Customer reach (maximum customers coming from)

- Within town
- Others (please specify)

11. Goods' Import Location _____

12. Issues (if any) _____

13. Property ownership

- Rented
- Owned

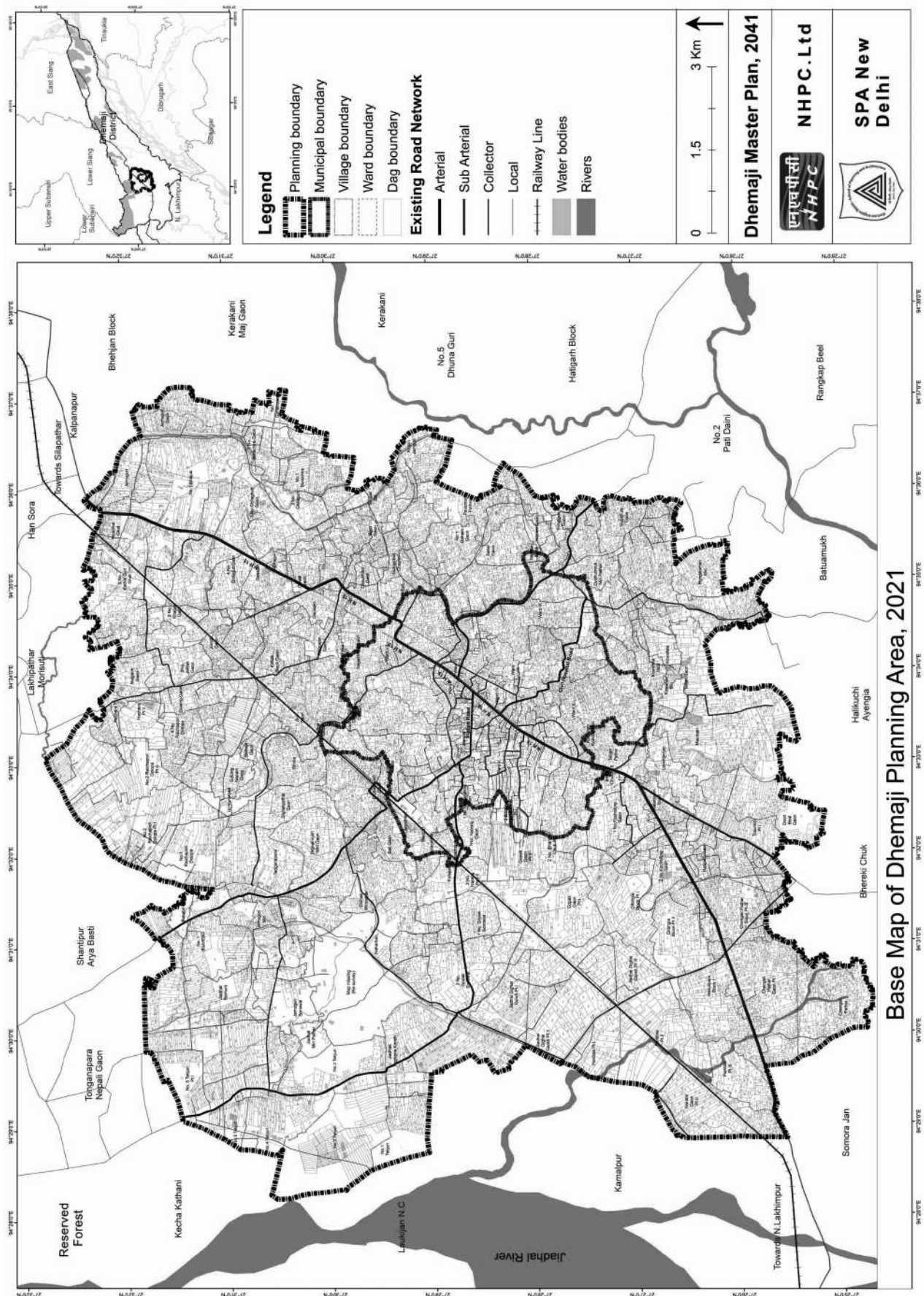
For Customers:

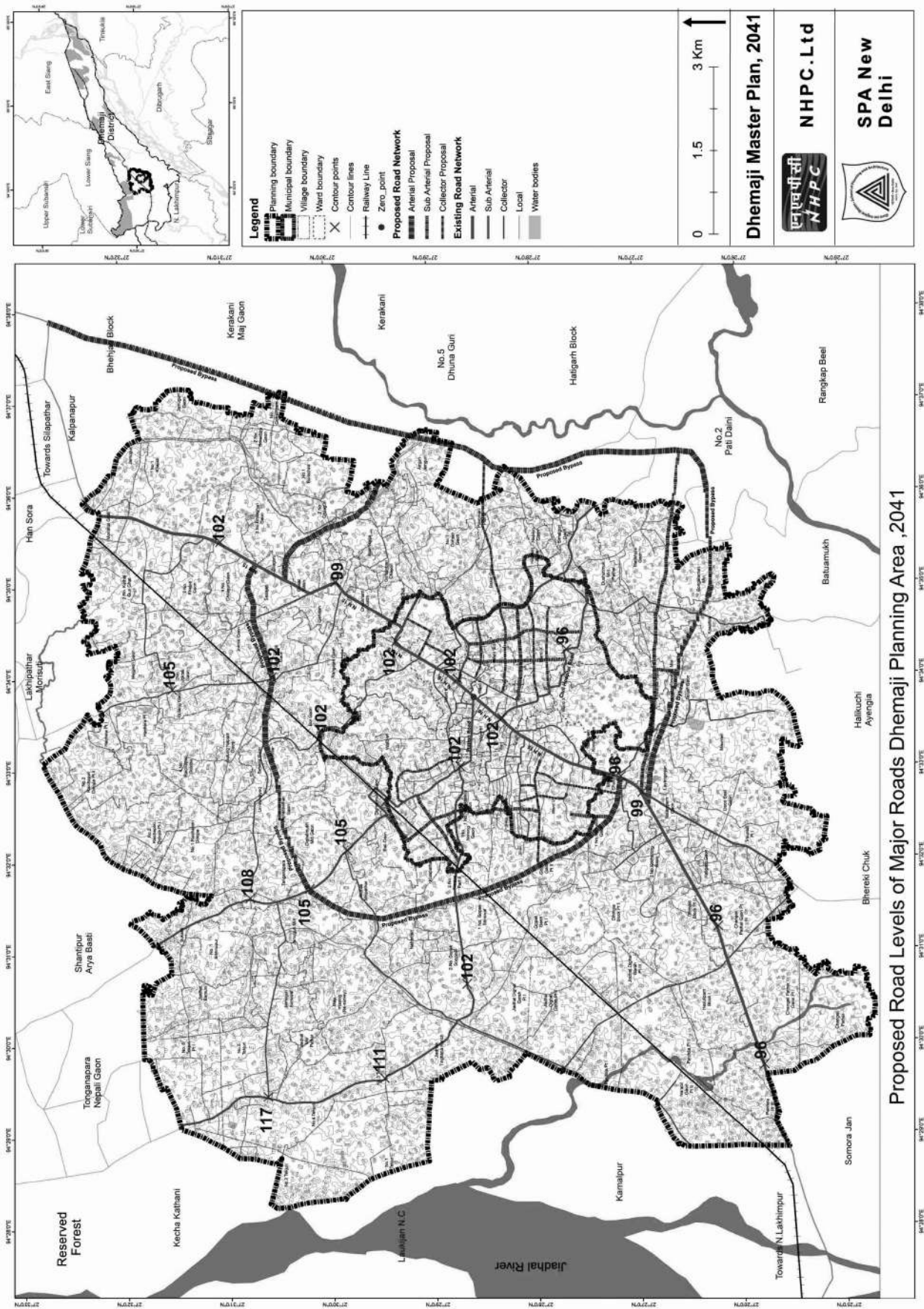
14. Mode of transport

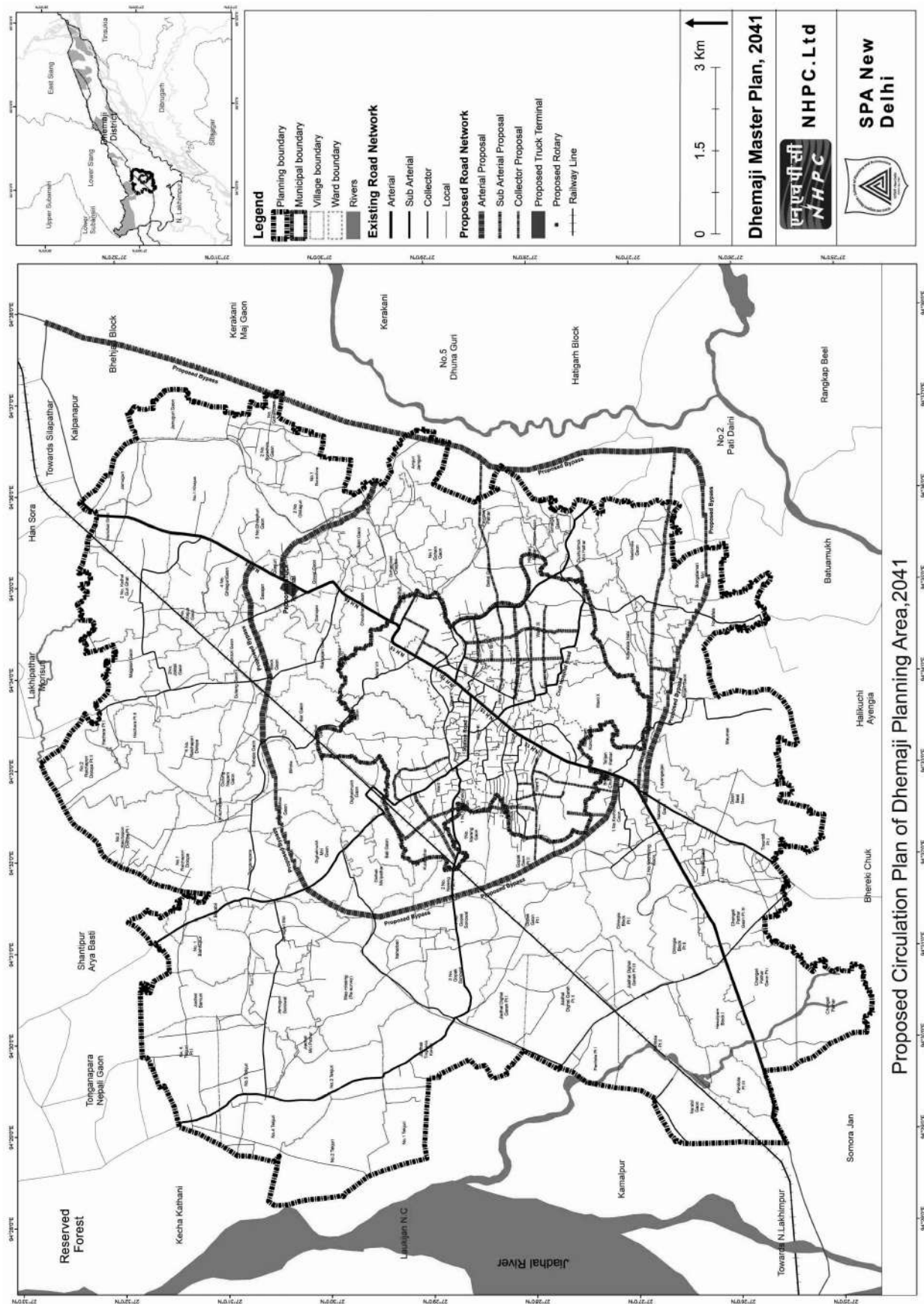
- Walk
- Two-wheeler
- Cycle
- Auto/Taxi
- Others (please specify)

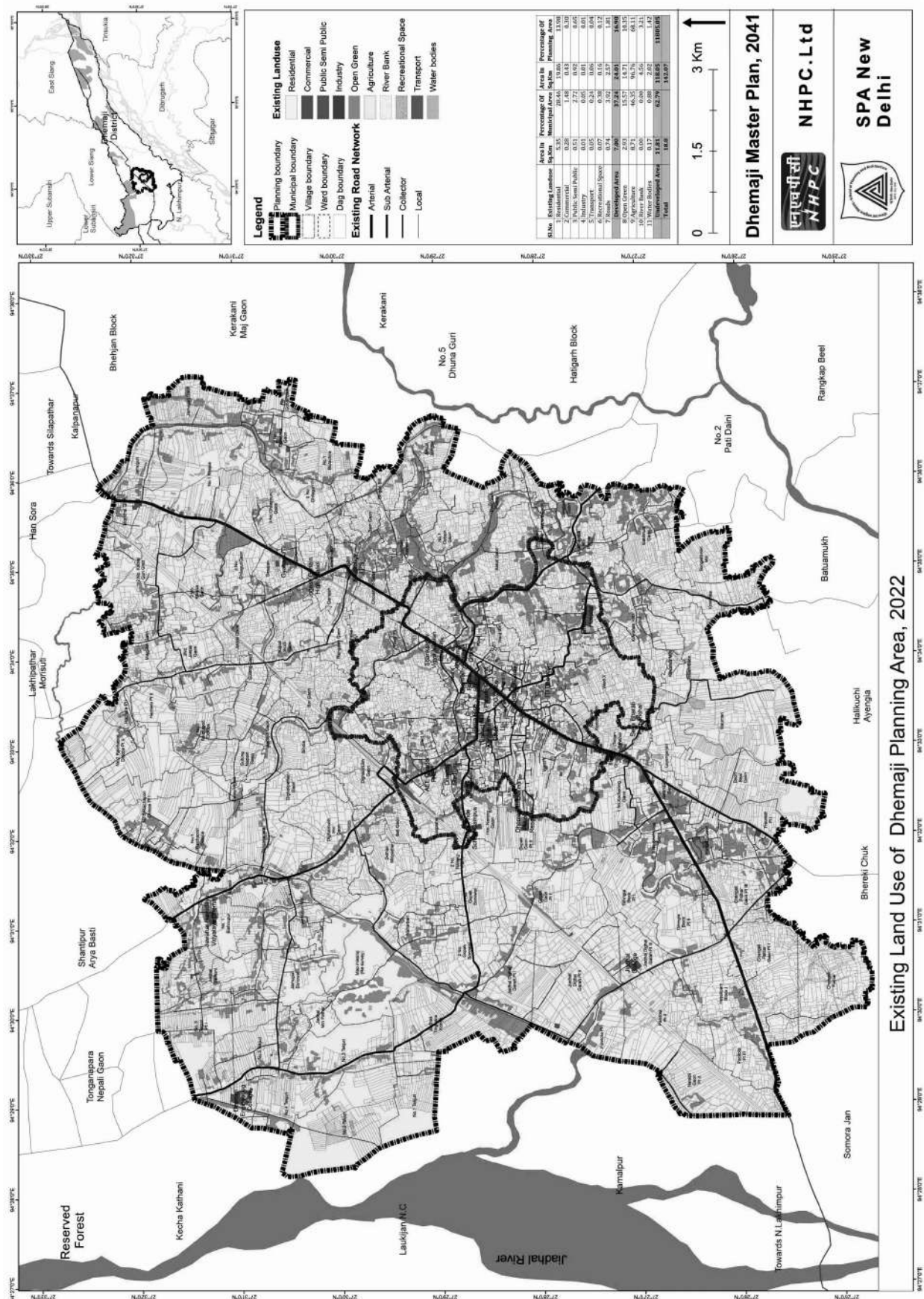
15. Frequency of visit

- Daily
- Twice a week
- Once a week









Existing Land Use of Dhemaji Planning Area, 2022

